

UNITED STATES BANKRUPTCY COURT  
Southern DISTRICT OF New York

In re Kshel Realty Corp.  
Debtor

Case No. 18-10011  
Reporting Period: 1/3/18 - 1/31/18  
Federal Tax I.D. # 13-3690983

**CORPORATE MONTHLY OPERATING REPORT**

**File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.**

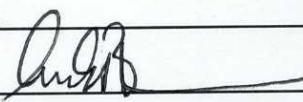
*(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)*

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	<u>MOR-1</u>	x	
Bank Reconciliation (or copies of debtor's bank reconciliations)	<u>MOR-1 (CONT)</u>	x	
Copies of bank statements		x	
Cash disbursements journals			
Statement of Operations	<u>MOR-2</u>	x	
Balance Sheet	<u>MOR-3</u>	x	
Status of Post-petition Taxes	<u>MOR-4</u>	x	
Copies of IRS Form 6123 or payment receipt			
Copies of tax returns filed during reporting period			
Summary of Unpaid Post-petition Debts	<u>MOR-4</u>	x	
Listing of Aged Accounts Payable			
Accounts Receivable Reconciliation and Aging	<u>MOR-5</u>	x	
Taxes Reconciliation and Aging	<u>MOR-5</u>	x	
Payments to Insiders and Professional	<u>MOR-6</u>	x	
Post Petition Status of Secured Notes, Leases Payable	<u>MOR-6</u>	x	
Debtor Questionnaire	<u>MOR-7</u>	x	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor Kshel Realty Corp.

Date 2/14/18

Signature of Authorized Individual\* 

Date 2/14/18

Printed Name of Authorized Individual Evan Blum

Date 2/14/18

\*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.



In re Kshel Realty Corp.  
Debtor

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Reporting Period: 1/3/18 - 1/31/18

### SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the four bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

ACCOUNT NUMBER (LAST 4)	BANK ACCOUNTS					CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
	OPER 9263	PAYROLL n/a	TAX 9271	OTHER 2700	OTHER 2713	
<b>CASH BEGINNING OF MONTH</b>	\$0.00	\$0.00	\$0.00	\$271.65	\$0.55	\$272.20
<b>RECEIPTS</b>						
CASH SALES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ACCOUNTS RECEIVABLE - PREPETITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ACCOUNTS RECEIVABLE - POSTPETITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LOANS AND ADVANCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SALE OF ASSETS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER (ATTACH LIST)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TRANSFERS (FROM DIP ACCTS)	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL RECEIPTS</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>DISBURSEMENTS</b>		\$0.00				
NET PAYROLL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PAYROLL TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SALES, USE, & OTHER TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
INVENTORY PURCHASES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SECURED/ RENTAL/ LEASES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$32.45	\$0.55	\$33.00
SELLING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER (ATTACH LIST)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OWNER DRAW *	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TRANSFERS (TO DIP ACCTS)	\$0.00	\$0.00	\$0.00	\$239.20	\$0.00	\$239.20
PROFESSIONAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
U.S. TRUSTEE QUARTERLY FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
COURT COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL DISBURSEMENTS</b>	\$0.00	\$0.00	\$0.00	\$271.65	\$0.55	\$272.20
<b>NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)</b>	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00	\$239.20
<b>CASH - END OF MONTH</b>	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00	\$239.20

\* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

### THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

<b>TOTAL DISBURSEMENTS</b>	\$0.00
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	\$0.00
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	\$0.00
<b>TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES</b>	\$0.00







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STATEMENT OF ACCOUNT

000024367 01 AV 0.375 MTD01040020218113004 0014 03 03



KSHEL REALTY CORP  
DEBTOR IN POSSESSION  
216 E 125TH ST  
CASE 18-10011  
NEW YORK NY 10035

Page: 1 of 2  
Statement Period: Jan 12 2018-Jan 31 2018  
Cust Ref #: 4350549263-039-T-###  
Primary Account #: 435-0549263



## Chapter 11 Checking

KSHEL REALTY CORP  
DEBTOR IN POSSESSION  
216 E 125TH ST

Account # 435-0549263

### PERIODIC SUMMARY

Beginning Balance	0.00	Average Collected Balance	172.44
Deposits	239.20	Interest Earned This Period	0.00
		Interest Paid Year-to-Date	0.00
Ending Balance	239.20	Annual Percentage Yield Earned	0.00%
		Days in Period	20

### DEPOSIT SUMMARY

#### Deposits

DATE	DESCRIPTION	AMOUNT
01/17	DEPOSIT	239.20
	Subtotal:	239.20

### MONTHLY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
01/12	0.00	01/17	239.20



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000024368 01 AV 0.375 MTD01040020218113004 0014 03 03



KSHEL REALTY CORP TAX  
DEBTOR IN POSSESSION  
216 E 125TH ST  
CASE 18-10011  
NEW YORK NY 10035

Page: 1 of 2  
Statement Period: Jan 12 2018-Jan 31 2018  
Cust Ref #: 4350549271-039-T-###  
Primary Account #: ~~435-0549271~~



### Chapter 11 Checking

KSHEL REALTY CORP TAX  
DEBTOR IN POSSESSION  
216 E 125TH ST

Account # ~~435-0549271~~

Beginning Balance	0.00	Average Collected Balance	0.00
		Interest Earned This Period	0.00
Ending Balance	0.00	Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
		Days in Period	20

No Transactions this Statement Period



Home | Online Banking | Accounts | Account Details ... <https://secure.bankofamerica.com/myaccounts/brain/redirect.c>



Online Banking

## Business Fundamentals Chk - 2700: Account Activity

Print

Balance Summary: \$0.00 (available as of today 01/18/2018)  
View: today 01/18/2018

### All Transactions

Date	Description	Status	Amount	Available Balance
Amount included in Available Balance				
01/17/2018	Check 1148	C	-239.20	0.00
01/09/2018	Online Banking transfer to CHK 2713 Confirmation# 5351651302	C	-14.45	239.20
01/02/2018	Monthly Fee for Business Fundamentals	C	-18.00	253.65
12/01/2017	Monthly Fee for Business Fundamentals	C	-18.00	271.65 <del>253.65</del>

Home | Online Banking | Accounts | Account Details ... <https://secure.bankofamerica.com/myaccounts/brain/redirect.c>



## Business Advantage Sav - 2713: Account Activity

Balance Summary: \$15.00 (available as of today 01/23/2018)  
View: today 01/23/2018

Print

### All Transactions

Date	Description	Status	Amount	Available Balance
Amount included in Available Balance				
01/18/2018	MONTHLY SERVICE CHARGE REFUND FDES NMO 0006576 186457	C	15.00	15.00
01/09/2018	Online Banking transfer from CHK 2700 Confirmation# 5351651302	C	14.45	0.00
01/02/2018	Monthly Maintenance Fee	C	-15.00	-14.45
12/01/2017	Monthly Maintenance Fee	C	-15.00	0.55 ✕

Online Banking | Accounts | Account Details ... <https://secure.bankofamerica.com/myaccounts/brain/redi>



## Business Fundamentals Chk - 2700: Account Activity Transaction Details

**Check number:** 00000001148

**Post date:** 01/17/2018

**Amount:** -239.20

**Type:** Check

**Description:** Check

**Merchant name:** Check

**Transaction category:** Uncategorized: Pending

<b>KSHAL REALTY CORP</b> 210 EAST 125TH STREET NEW YORK, NY 10038		1148
DATE 10/10/18		1 32/18 NY 9437
PAY TO THE ORDER OF <u>KSHAL REALTY CORP. D.J.P.</u>	\$ 239.20	
<u>TWO HUNDRED THIRTY NINE 20/100</u>	DOLLARS	
Bank of America		
FOR TRANSFER TO D.J.P. ALICE		
⑈001148⑈ ⑆021000322⑆ 483054122700⑈		

582543337247 183901 20180117 000000483054122700  
TRN DEBIT JFLORES5 000  
108th Forest Hills 0825 94004 5825,1 0196



In re Kshel Realty Corp.  
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Reporting Period: 1/3/18 - 1/31/18

**STATEMENT OF OPERATIONS (Income Statement)**

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

REVENUES	MONTH	CUMULATIVE -FILING TO DATE
Gross Revenues	\$0.00	\$0.00
Less: Returns and Allowances	\$0.00	\$0.00
Net Revenue	\$0.00	\$0.00
<b>COST OF GOODS SOLD</b>		
Beginning Inventory	\$0.00	\$0.00
Add: Purchases	\$0.00	\$0.00
Add: Cost of Labor	\$0.00	\$0.00
Add: Other Costs ( <i>attach schedule</i> )	\$0.00	\$0.00
Less: Ending Inventory	\$0.00	\$0.00
Cost of Goods Sold	\$0.00	\$0.00
Gross Profit	\$0.00	\$0.00
<b>OPERATING EXPENSES</b>		
Advertising	\$0.00	\$0.00
Auto and Truck Expense	\$0.00	\$0.00
Bad Debts	\$0.00	\$0.00
Contributions	\$0.00	\$0.00
Employee Benefits Programs	\$0.00	\$0.00
Officer/Insider Compensation*	\$0.00	\$0.00
Insurance	\$0.00	\$0.00
Management Fees/Bonuses	\$0.00	\$0.00
Office Expense	\$0.00	\$0.00
Pension & Profit-Sharing Plans	\$0.00	\$0.00
Repairs and Maintenance	\$0.00	\$0.00
Rent and Lease Expense	\$0.00	\$0.00
Salaries/Commissions/Fees	\$0.00	\$0.00
Supplies	\$0.00	\$0.00
Taxes - Payroll	\$0.00	\$0.00
Taxes - Real Estate	\$0.00	\$0.00
Taxes - Other	\$0.00	\$0.00
Travel and Entertainment	\$0.00	\$0.00
Utilities	\$0.00	\$0.00
Other ( <i>attach schedule</i> )	\$0.00	\$0.00
Total Operating Expenses Before Depreciation	\$0.00	\$0.00
Depreciation/Depletion/Amortization	\$0.00	\$0.00
Net Profit (Loss) Before Other Income & Expenses	\$0.00	\$0.00
<b>OTHER INCOME AND EXPENSES</b>		
Other Income ( <i>attach schedule</i> )	\$0.00	\$0.00
Interest Expense	\$0.00	\$0.00
Other Expense ( <i>attach schedule</i> )	\$0.00	\$0.00
Net Profit (Loss) Before Reorganization Items	\$0.00	\$0.00



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**BALANCE SHEET**

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
<b>CURRENT ASSETS</b>			
Unrestricted Cash and Equivalents	\$239.20	\$0.00	\$239.20
Restricted Cash and Cash Equivalents ( <i>see continuation sheet</i> )	\$0.00	\$0.00	\$0.00
Accounts Receivable (Net)	\$0.00	\$0.00	\$0.00
Notes Receivable	\$0.00	\$0.00	\$0.00
Inventories	\$0.00	\$0.00	\$0.00
Prepaid Expenses	\$0.00	\$0.00	\$0.00
Professional Retainers	\$0.00	\$0.00	\$0.00
Other Current Assets ( <i>attach schedule</i> )	\$0.00	\$0.00	\$0.00
<b>TOTAL CURRENT ASSETS</b>	<b>\$239.20</b>	<b>\$0.00</b>	<b>\$239.20</b>
<b>PROPERTY &amp; EQUIPMENT</b>			
Real Property and Improvements	\$0.00	\$0.00	\$0.00
Machinery and Equipment	\$0.00	\$0.00	\$0.00
Furniture, Fixtures and Office Equipment	\$0.00	\$0.00	\$0.00
Leasehold Improvements	\$0.00	\$0.00	\$0.00
Vehicles	\$0.00	\$0.00	\$0.00
Less: Accumulated Depreciation	\$0.00	\$0.00	\$0.00
<b>TOTAL PROPERTY &amp; EQUIPMENT</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER ASSETS</b>			
Amounts due from Insiders*	\$0.00	\$0.00	\$0.00
Other Assets ( <i>attach schedule</i> )	\$6,666,085.23	\$0.00	\$6,666,085.23
<b>TOTAL OTHER ASSETS</b>	<b>\$6,666,085.23</b>	<b>\$0.00</b>	<b>\$6,666,085.23</b>
<b>TOTAL ASSETS</b>	<b>\$6,666,324.43</b>	<b>\$0.00</b>	<b>\$6,666,324.43</b>
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
<b>LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)</b>			
Accounts Payable	\$0.00	\$0.00	\$0.00
Taxes Payable ( <i>refer to FORM MOR-4</i> )	\$0.00	\$0.00	\$0.00
Wages Payable	\$0.00	\$0.00	\$0.00
Notes Payable	\$0.00	\$0.00	\$0.00
Rent / Leases - Building/Equipment	\$0.00	\$0.00	\$0.00
Secured Debt / Adequate Protection Payments	\$0.00	\$0.00	\$0.00
Professional Fees	\$10,000.00	\$0.00	\$0.00
Amounts Due to Insiders*	\$0.00	\$0.00	\$0.00
Other Post-petition Liabilities ( <i>attach schedule</i> )	\$0.00	\$0.00	\$0.00
<b>TOTAL POST-PETITION LIABILITIES</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)</b>			
Secured Debt	\$0.00	\$0.00	\$0.00
Priority Debt	\$0.00	\$0.00	\$0.00
Unsecured Debt	\$0.00	\$0.00	\$0.00
<b>TOTAL PRE-PETITION LIABILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OWNERS' EQUITY</b>			
Capital Stock	\$0.00	\$0.00	\$0.00
Additional Paid-In Capital	\$0.00	\$0.00	\$0.00
Partners' Capital Account	\$0.00	\$0.00	\$0.00
Owner's Equity Account	\$0.00	\$0.00	\$0.00
Retained Earnings - Pre-Petition	\$0.00	\$0.00	
Retained Earnings - Post-petition	\$0.00	\$0.00	\$0.00
Adjustments to Owner Equity ( <i>attach schedule</i> )	\$0.00	\$0.00	\$0.00
Post-petition Contributions ( <i>attach schedule</i> )	\$0.00	\$0.00	\$0.00
<b>NET OWNERS' EQUITY</b>	<b>\$6,666,324.43</b>	<b>\$0.00</b>	<b>\$6,666,324.43</b>
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>	<b>\$6,676,324.43</b>	<b>\$0.00</b>	<b>\$6,676,324.43</b>

\*"Insider" is defined in 11 U.S.C. Section 101(31).



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**BALANCE SHEET - continuation section**

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
Other Current Assets			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
Other Assets			
52.42% share in Second Phoenix Net Assets	\$6,666,085.23	\$0.00	\$6,666,085.23
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH		BOOK VALUE ON PETITION DATE
Other Post-petition Liabilities			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
Adjustments to Owner's Equity			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
Post-Petition Contributions			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.  
Typically, restricted cash is segregated into a separate account, such as an escrow account.

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Case No. 18-10011  
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### STATUS OF POST-PETITION TAXES

The beginning tax liability should be the ending liability from the prior month or, if this is the first report, the amount should be zero.

Attach photocopies of IRS Form 6123 or payment receipt to verify payment or deposit of federal payroll taxes.

Attach photocopies of any tax returns filed during the reporting period.

Federal	Beginning Tax	Amount Withheld and/or Accrued	Amount Paid	Date Paid	Check # or EFT	Ending Tax
Withholding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FICA-Employee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FICA-Employer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unemployment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Income	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Federal Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State and Local						
Withholding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Excise	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unemployment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Personal Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total State and Local	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### SUMMARY OF UNPAID POST-PETITION DEBTS

Attach aged listing of accounts payable.

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 91	
Accounts Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Wages Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rent/Leases-Building	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rent/Leases-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Secured Debt/Adequate Protection Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Fees	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Amounts Due to Insiders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Post-petition Debts	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00

Explain how and when the Debtor intends to pay any past due post-petition debts.  
to be paid attime of refinancing and/or sale



In re Kshel Realty Corp. Case No. 18-10011  
Debtor Reporting Period: 1/3/18 - 1/31/18

### ACCOUNTS RECEIVABLE RECONCILIATION AND AGING

Accounts Receivable Reconciliation		Amount
Total Accounts Receivable at the beginning of the reporting period		\$0.00
Plus: Amounts billed during the period		\$0.00
Less: Amounts collected during the period		\$0.00
Total Accounts Receivable at the end of the reporting period		\$0.00

Accounts Receivable Aging					
	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31 - 60 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61 - 90 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
91+ days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Accounts Receivable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00				
Less: Bad Debts (Amount considered uncollectible)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00				
Net Accounts Receivable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### TAXES RECONCILIATION AND AGING

Taxes Payable					
	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31 - 60 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61 - 90 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
91+ days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Taxes Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Accounts Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

In re Kshel Realty Corp.  
Debtor

Case No. 18-10011  
Reporting Period: 1/3/18 - 1/31/18

### PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
n/a		\$0.00	\$0.00
n/a		\$0.00	\$0.00
n/a		\$0.00	\$0.00
n/a		\$0.00	\$0.00
n/a		\$0.00	\$0.00
n/a		\$0.00	\$0.00
n/a		\$0.00	\$0.00
n/a		\$0.00	\$0.00
TOTAL PAYMENTS TO INSIDERS		\$0.00	\$0.00

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID*
n/a		\$0.00	\$0.00	\$0.00	\$0.00
n/a		\$0.00	\$0.00	\$0.00	\$0.00
n/a		\$0.00	\$0.00	\$0.00	\$0.00
n/a		\$0.00	\$0.00	\$0.00	\$0.00
n/a		\$0.00	\$0.00	\$0.00	\$0.00
n/a		\$0.00	\$0.00	\$0.00	\$0.00
n/a		\$0.00	\$0.00	\$0.00	\$0.00
n/a		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL PAYMENTS TO PROFESSIONALS		\$0.00	\$0.00	\$0.00	\$0.00

\* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

### POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE AND ADEQUATE PROTECTION PAYMENTS

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
TOTAL PAYMENTS		\$0.00	\$0.00



In re Kshel Realty Corp.  
Debtor

Case No. 18-10011  
Reporting Period: 1/3/18 - 1/31/18

### DEBTOR QUESTIONNAIRE

Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.		Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		X
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		X
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		X
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		X
5	Is the Debtor delinquent in paying any insurance premium payment?		X
6	Have any payments been made on pre-petition liabilities this reporting period?		X
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		X
8	Are any post petition payroll taxes past due?		X
9	Are any post petition State or Federal income taxes past due?		X
10	Are any post petition real estate taxes past due?		X
11	Are any other post petition taxes past due?		X
12	Have any pre-petition taxes been paid during this reporting period?		X
13	Are any amounts owed to post petition creditors delinquent?		X
14	Are any wage payments past due?		X
15	Have any post petition loans been received by the Debtor from any party?		X
16	Is the Debtor delinquent in paying any U.S. Trustee fees?		X
17	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		X
18	Have the owners or shareholders received any compensation outside of the normal course of business?		X